

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
2. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED WITHIN THE RO ZONING DISTRICT.
3. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 31A, 31B AND 31C ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 10 AND LOT 11B ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 9.
4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
5. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0411E DATED JUNE 4, 2010.

N

MAIT



SPECIAL PERMIT SUBDIVISION CALCULATIONS

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	VARIES (SEE GFA CHART)	7	47,190	21,294	NOT REQUIRED
BALANCED HOUSING	50,400	NO LIMIT*	47,190	NO LIMIT	78,707
PUBLIC BENEFIT	60,480	NO LIMIT**	56,628***	NO LIMIT	78,707

\* 25% OF UNITS MUST HAVE GFA ≤2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤3,500 SF.

\*\* SAME GFA LIMITS AS BALANCED HOUSING PLUS 10% OF TOTAL UNITS MUST BE AFFORDABLE HOUSING.

\*\*\* 20% GREATER THAN THAT ALLOWED IN AN SSD OR BHD

331 CONCORD AVENUE  
BALANCED HOUSING DEVELOPMENT  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

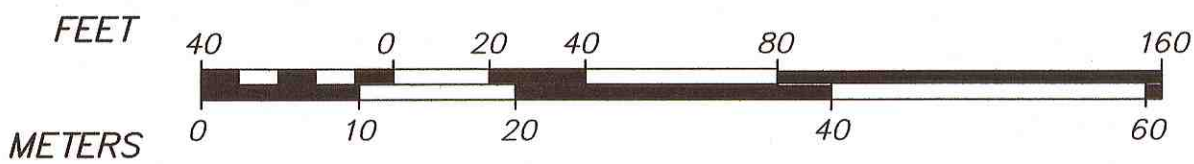
PREPARED FOR  
ORR HOMES, LLC  
SCALE: 1" = 40' DATE: APRIL 22, 2016

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915  
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 1 OF 1 PROJECT No. 5868

GRAPHIC SCALE  
SCALE: 1"=40'



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

5868-BHD